

# Town of Mashpee Affordable Housing & Planned Production Plan

---

**Final Plan**  
February 2005  
Revised June 2005

Prepared by:

Ralph R. Willmer, AICP  
Mary Coolidge McCrann

McGregor & Associates, P.C.  
Boston, MA

## TABLE OF CONTENTS

	<u>Page</u>
Credits & Acknowledgements	3
Introduction	4
Demographics & Household Characteristics	6
Family & Household Income Information	8
Housing Characteristics	9
Infrastructure	12
Affordable Housing Needs	14
Challenges	15
Opportunities	18
Potential Site Inventory	20
Maps 1 thru 8 – Inventory of Potential Sites for Affordable Housing	24-31
Mashpee Housing Planned Production Plan	32
Short and Long Term Recommendations	35
<b>Appendices</b>	
Appendix A – Affordability Analysis	41
Appendix B – Mashpee Public Forum Summary	42
Appendix C – Bulletin, Cape Cod Land Bank and Community Preservation Act	44
Appendix D – Mashpee Affordable Housing Study (Survey Results)	51
<b>Tables</b>	
Table 1: Land Use Change in Acres, Mashpee 1971-1999	5
Table 2: Comparison Population History	6
Table 3: Comparison Population by Age	6
Table 4: Percent of Seniors with a Disability	7
Table 5: Households By Type	7
Table 6: Housing Stock Characteristics	8
Table 7: Household Income Characteristics	8
Table 8: Family Income by Type of Household	9
Table 9: Housing Unit Statistics	9
Table 10: Type of Housing Rented	10
Table 11: Age of Householder by Tenure	11
Table 12: Subsidized Housing	12
Table 13: Chapter 40B Units for Mashpee	32
Table 14: Town of Mashpee Planned Production	34
Table 15: Potential 40B Inventory	34

## **CREDITS & ACKNOWLEDGEMENTS**

Funding for the Town of Mashpee's Affordable Housing Plan was obtained from a Cape Cod Commission Local Comprehensive Plan (LCP) Implementation Grant.

### **Mashpee Planning Department**

F. Thomas Fudala, AICP, Town Planner

Eric R. Smith, AICP, Assistant Town Planner

### **Mashpee Affordable Housing Committee**

Zella Elizenberry, Chair

Jamie Regan, Vice-Chair

Louise Patrick, Chair

Deb'orah Battles

John Cahalane

Trudi Ide

Alice Lopez

### **Mashpee Board of Selectmen**

John J. Cahalane, Chairman

George F. Green, Jr., Vice Chairman

Wayne E. Taylor, Clerk

Kenneth E. Marsters

Don D. Myers

### **Town Manager**

Joyce M. Mason

### **Assistant Town Manager**

Jim E. Marr

### **Other Participants**

Leila Botsford, Mashpee Housing Authority

D. Rich, Mashpee Water District

### **Former Mashpee Affordable Housing Committee Members**

Joe Marino

Arthur Weinstein

### **Consultant – McGregor & Associates, P.C.**

Ralph R. Willmer, AICP, Project Manager

Mary Coolidge McCrann, Project Planner & Mapping

## INTRODUCTION

Each town and city in the Commonwealth of Massachusetts has a responsibility to provide for affordable housing. Not only will this commitment by every municipality benefit local residents, but it will also benefit each individual town as a whole by giving back more municipal control over instances where there is developer driven housing. Some additional benefits of planning for affordable housing are that the municipality gains more control over location, type and amount of housing to be provided and they can insist that the plan be consistent with other local planning initiatives. Proactive planning and implementation both can demonstrate progress in moving towards local and state goals. Mashpee is currently experiencing a tremendous amount of growth and finds itself at a crossroads of how to manage the changes that are happening and how to continue to plan for additional growth in the future.

### Purpose of the Project

The Town of Mashpee, bounded by Falmouth, Barnstable, Sandwich and Nantucket Sound has absorbed a population increase of over 5,000 people in the past decade. It now must plan for how to meet the needs of its 14,230<sup>1</sup> year-round residents and how to accommodate its population when it swells to almost 30,000 during the summer months. Housing is a major concern and topic of discussion, in part, due to this population increase. The Town hired McGregor & Associates, P.C. to help identify Mashpee's housing needs and how the Town should plan for them in the future. Affordability of housing is a key point of discussion because prices for single-family homes, condos and apartments on Cape Cod in general and in Mashpee are difficult for many individuals and families to pay. Housing choice is another key issue. Offering different types of housing will allow Mashpee to offer different levels of pricing as well as meet some of the needs of local residents. For example, ensuring that an "empty-nest" couple that wants to downsize from a larger home to a condo, or a young family who wants to move into a home from an apartment have the ability to do so. This Affordable Housing and Planned Production Plan, upon implementation, will also help Mashpee to be prepared to deal with 40B proposals and clarify the locations of the most appropriate sites for affordable housing.

Taking a close look at land use change over time helps identify what trends in the housing market have been. In Mashpee's case, a land use analysis further supports the obvious increase in demand for housing due in part to rapid population growth. Between 1970 and 1999 the amount of forestland in Mashpee decreased considerably while the amount of land used for residential purposes increased nearly 300% for moderate density homes (see Table 1). Mashpee has been experiencing growth later than most other Cape Cod towns, which helps to explain some of the more recent changes in land use.<sup>2</sup>

---

<sup>1</sup> Latest figure provided by the Town of Mashpee as of December 2003

<sup>2</sup> Many nearby Cape Cod towns dealt with this kind of growth in the 60s and 70s and then the growth tapered off.

**Table 1: Land Use Change in Acres, Mashpee 1971-1999**

<b>Land Use</b>	<b>1971</b>	<b>1985</b>	<b>1999</b>	<b>Change 1971-1999</b>	<b>% Change 1971-1999</b>
Agriculture	41.6	41.7	15.2	-26.5	-63.5%
Forest	11,411.1	10,148.3	8,155.1	-3,255.9	-28.5%
Recreation & Urban Open Space	531.1	674.1	923.2	392.1	73.8%
Multifamily Residential	218.9	389.2	549.6	330.7	151.1%
Moderate-Density Residential	502.6	767.9	2,011.2	1,508.6	300.1%
Low-Density Residential	622.0	1,242.4	1,453.7	831.7	133.7%
Commercial	58.8	127.1	206.6	147.8	251.5%
Industrial	3.1	6.8	47.9	44.8	1463.8%
Transportation	525.5	527.8	542.0	16.5	3.1%
Open Land, Mining & Other Uses	237.8	264.1	309.1	71.4	30.0%
Wetlands	830.4	793.5	786.0	-44.4	-5.3%
Water	1,466.1	1,466.1	1,449.4	-16.8	-1.1%
<b>Source: MassGIS</b>					

## Goals & Objectives

In Mashpee's 1998 Comprehensive Plan several goals were highlighted that pertained to housing. They were to:

- Meet the needs of present and future Mashpee residents for fair, decent, safe affordable housing in a manner that is consistent with protection of Mashpee's environment, and
- Ensure equal opportunity in housing.

There were also eight objectives adopted during the creation of the Comprehensive Plan which were to:

- Raise Mashpee's affordable housing stock to 10% of all year-round units by 2015,
- Provide a range of housing types at different densities in areas appropriate for residential use in the town,
- Facilitate private construction of affordable housing through development incentives,
- Ensure that affordable housing units are spread out and compatible in design, construction and quality of materials with market rate units,
- Ensure that affordable housing units will remain affordable year round,
- Ensure the provision of emergency housing for town residents,
- Increase community awareness about housing problems and issues in Mashpee, and
- Ensure that local housing needs are identified on an ongoing basis.

Additional objectives were developed throughout this Affordable Housing planning process and they include:

- To house people employed and living in Mashpee,
- To increase diversity of occupations, ages, and lifestyles,
- To allow young adults to stay in Mashpee and contribute to the Town,
- To promote proactive planning and responsible growth, and

- To encourage people to live where they work.

## DEMOGRAPHICS AND HOUSEHOLD CHARACTERISTICS

The Town of Mashpee has seen an enormous population increase, over 64%, since 1990. Between 1970 and 1980, the population increase was 187%, and from 1980-1990, the increase was also high at 113% (see Table 2). Prior to 1970, Mashpee's population was steadily increasing. Other Cape Cod towns such as Bourne, Falmouth and Yarmouth have also seen population increases. A recent population estimate done by the US Census indicates that since 2000, Mashpee's population has increased an additional 8.3% or up to 14,059 residents, a significant influx in only three years. The Mashpee Town Clerk also keeps a local census count and as of December 2003, estimated Mashpee's population to be approximately 14,230.

**Table 2: Comparison Population History**

	1930	1940	1950	1960	1970	1980	1990	2000	% Change 1990-2000
Massachusetts	4,248,326	4,316,721	4,690,514	5,148,578	5,689,377	5,737,037	6,016,425	6,349,097	5.5%
Barnstable County	32,305	37,295	46,805	70,286	96,656	147,925	186,605	222,230	19.1%
<b>MASHPEE</b>	<b>361</b>	<b>434</b>	<b>438</b>	<b>867</b>	<b>1,288</b>	<b>3,700</b>	<b>7,884</b>	<b>12,946</b>	<b>64.2%</b>
Falmouth	4,821	6,878	8,662	13,037	15,942	23,640	27,960	32,660	16.8%
Bourne	2,895	3,315	4,720	14,011	12,636	13,874	16,064	18,721	16.5%
Sandwich	1,437	1,360	2,418	2,082	5,239	8,727	15,489	20,136	30.0%
Barnstable	7,271	8,333	10,480	13,465	19,842	30,898	40,949	47,821	16.8%
Yarmouth	1,794	2,286	3,297	5,504	12,033	18,449	21,174	24,807	17.2%

Source: USCensus and MISER

One major component in determining a communities' housing need is the number of community members in varying age groups. The number of children, middle-aged and senior citizens can sometimes dictate different service, housing, employment, transportation and other needs. Every age group saw an increase in population between 1990 - 2000 in Mashpee with the exception of 20-24 year olds and 25-34 year olds, both which decreased in numbers. The major increases in population (over 100% in each category) were: school age children ages 10-19, middle-aged adults ages 45-59 and senior citizens aged 65-84 (see Table 3). The increase in school age children and elderly may potentially increase the pressure on the Town's school system, services and infrastructure.

**Table 3 : Comparison Population by Age**

Age Group	1990	2000	Mashpee % Change
Under 5	745	766	2.82%
Age 5-9	575	996	73.22%
Age 10-14	429	985	129.60%
Age 15-19	307	642	109.12%
Age 20-24	470	399	-15.11%
Age 25-34	1,681	1,446	-13.98%
Age 35-44	1,183	2,235	88.93%
Age 45-54	649	1,674	157.94%
Age 55-59	309	750	142.72%
Age 60-64	391	642	64.19%
Age 65-74	687	1,461	112.66%
Age 75-84	317	741	133.75%
Age 85+	141	209	48.23%

Source: Census 2000, Summary File 1

Of the Mashpee residents age 65 and over, almost thirty two percent (32%) are coping with some type of a disability (see Table 4). The disabilities may affect them physically or mentally and it may limit their ability to successfully care for themselves. This percentage is representative of the need that seniors have for services such as Senior Centers, alternative transportation options, and in some cases due to cost and availability of accessible dwelling

units, affordable housing and housing choices. The most common type of disability is physical in nature and many residents experience more than one type of disability. The table below illustrates a total percentage of residents with a disability and the subcategories illustrate the types of disabilities (based on the total) that are experienced.

**Table 4: Percent of Seniors with a Disability**

	State of MA	Barnstable County	Mashpee Total	Mashpee Percent	Falmouth	Bourne	Sandwich	Barnstable	Yarmouth
Population 65+	807,006	49,492	2,318	<b>2,318</b>	7,139	3,079	2,635	9,517	7,314
Percent w/ Disability	37.8%	30.9%	31.8%	<b>31.8%</b>	30.5%	29.2%	34.0%	32.9%	33.4%
Sensory disability	34.4%	38.4%	221	<b>30.0%</b>	42.2%	30.7%	30.2%	36.5%	41.9%
Physical disability	65.5%	64.3%	497	<b>67.4%</b>	66.1%	71.3%	69.6%	61.9%	65.1%
Mental disability	23.4%	21.2%	156	<b>21.2%</b>	24.5%	14.8%	19.0%	22.9%	22.5%
Self-care disability	22.6%	19.7%	171	<b>23.2%</b>	20.6%	23.7%	13.7%	18.8%	20.1%
Go-outside-home disability	49.7%	41.7%	282	<b>38.3%</b>	45.2%	38.0%	40.1%	39.3%	46.8%

**Source:** US Census 2000, Summary File 3

Much like other Cape Cod towns, with the exception of Yarmouth, Mashpee has a high percentage of families (69%) living in town. Over 80% of these families constitute married couples (see Table 5). Mashpee has the largest percentage of female head of household families compared to its immediate surrounding towns at 11.1% and it has one of the lower percentages of elderly households, 10.2%.

**Table 5: Households by Type**

	Households	Families	Married Couple Families	Female Head of Household	Male Head of Household	Elderly Households
Massachusetts	2,443,580	1,576,696	76.0%	5.6%	18.4%	22.2%
Barnstable County	94,822	61,041	81.0%	9.4%	2.8%	14.4%
<b>Mashpee</b>	<b>5,256</b>	<b>3,651</b>	<b>80.1%</b>	<b>11.1%</b>	<b>2.7%</b>	<b>10.2%</b>
Falmouth	13,859	8,976	80.2%	10.1%	2.7%	14.0%
Bourne	7,439	5,013	81.0%	9.4%	3.4%	11.8%
Sandwich	7,335	5,515	86.5%	8.1%	2.1%	8.9%
Barnstable	19,626	13,005	79.0%	10.7%	3.2%	12.5%
Yarmouth	11,520	6,902	79.0%	9.7%	2.9%	19.8%

**Source:** US Bureau of the Census, Summary Files 1 & 3

Looking at the ethnic makeup of the Town of Mashpee, the U.S. Census 2000 figures list 2.89 percent of Mashpee residents as black (365 people), 2.98% Native American (377) and 1.12% are other (142). According to the 2000 Census, Mashpee has 1,373 minority residents (i.e., total population less non-Hispanic white), or 10.6% of the Town's total population. In 1990, Mashpee had the highest percentage of minority residents on the Cape. But as of 2000, Provincetown moved ahead with 13.9%.

Mashpee is one of the remaining homes of the Wampanoag nation. As of 2003, the Mashpee Wampanoag Tribal Council, Inc. lists 419 of its 2000 +/- members (members are those 16 years and over and registered to vote with the Tribal Council) living in Mashpee. Thus at this time only 20% of the Tribal members are living in Mashpee. According to the Program Director for the Mashpee Wampanoag Tribal Council's Wampanoag Housing Program, there is a need to provide housing for tribal members whose family lives here, but cannot afford to live within Mashpee anymore due to the significant increase in housing costs. Although the Tribal Council does not keep records of its members before 2003, comparing the 1990 and 2000 Census information shows that while Mashpee's population grew by 64% from 7,884 to 12,948, those persons identified as Native American dropped from 386 in 1990 to 377 in 2000.

Identifying the types and number of households that exist in Mashpee is crucial to recognizing additional housing opportunities that should be provided for residents. Mashpee's composition is fairly similar to other nearby towns with respect to the *type* of households that exist. One factor that is not typical is the age of Mashpee's housing stock. Over 80% of the housing stock has been built since 1970, with the greatest increase occurring between 1980-1989 (this is not limited to only year-round housing, but to seasonal housing as well). Such an increase is a true testament to the fact that people are moving to Mashpee with their families and they are moving to Mashpee for retirement as evidenced by the population explosion. This does not necessarily mean that Mashpee's housing stock is affordable, but more that the community offers a quality of life that appeals to its residents.

According to Census 2000, Mashpee has 8,325 housing units, 5,256 of which are occupied and considered year round units. A year round housing unit is defined as one that is usable year round and not used primarily for seasonal, recreational or occasional use, or as housing for migrant workers. The Census also shows that there are only 322 units that are considered vacant and non-seasonal. Over 2,700 additional housing units in Mashpee are seasonal, recreational or for occasional use.

Of the 8,325 housing units, 76.4% are single-family homes. Mashpee does provide more housing choice when compared to other nearby towns on Cape Cod (see Table 6), but it may not be enough to meet some of the needs and affordability levels of its residents, as discussed in more detail in the following section. The housing mix consists of mostly two and three bedroom units that are either represented as a single family home or town home/condominium. There are very few apartment buildings/units available for rent.

**Table 6: Housing Stock Characteristics**

	Total Housing Units	Single Family Home	Attached Single Family or Townhouse	2-4 Family Homes	Multi-Family (5+ Units)	Other
Massachusetts	2,621,989	52.4%	4.0%	23.0%	19.6%	0.9%
Barnstable County	147,083	82.9%	3.7%	6.4%	6.5%	0.4%
<b>Mashpee</b>	<b>8,325</b>	<b>76.4%</b>	<b>8.1%</b>	<b>5.5%</b>	<b>8.4%</b>	<b>1.5%</b>
Falmouth	20,055	87.4%	3.0%	4.9%	4.7%	0.0%
Bourne	9,648	79.0%	4.0%	8.8%	6.8%	1.3%
Sandwich	8,748	92.2%	1.8%	2.5%	3.2%	0.3%
Barnstable	25,018	84.1%	1.9%	5.3%	8.5%	0.1%
Yarmouth	16,605	78.1%	6.2%	7.6%	8.1%	0.0%

**Source:** US Bureau of the Census 2000, Summary File 3

## FAMILY & HOUSEHOLD INCOME INFORMATION

Mashpee has a median household income of \$50,871, which is the second highest median when compared to surrounding towns, with the exception of Sandwich whose median household income is \$61,250. Compared to Massachusetts, Mashpee has the 213<sup>th</sup> highest median household income. Median family income for Mashpee is \$56,702 (ranked 251<sup>st</sup> in the state). Naturally, there are many families who fall far below this median and who also have incomes that are significantly higher. Looking closer at household income according to income brackets of the US Census offers a more specific picture of what the affordability



levels for housing are. Approximately 22% of households in Mashpee earn an income of less than \$30,000 a year and over 70% of households earn less than \$75,000 per year. In addition, there are a small percentage of households (2.4%) that earn more than \$200,000 per year in Mashpee, which is less than the towns of Falmouth, Sandwich and Barnstable. Younger households in Mashpee from ages 25-34 earn slightly less than the median household income. As residents age, up until age 54, that income stays in the \$50,000-\$60,000 range. Between ages 55-64, the household income jumps to over \$60,000 and then tapers off at age 65 to the \$42,000 range and even lower after age 75 (see Table 7).

**Table 7: Household Income Characteristics**

	Median Household Income	Median Family Income	% Earning > \$200K	Median Elderly Income (Age 65-74)	Median Elderly Income (Age 75+)
Massachusetts	\$50,502	\$61,664	3.4%	\$33,589	\$21,522
Barnstable County	\$45,933	\$54,728	2.4%	\$37,791	\$26,944
<b>Mashpee</b>	<b>\$50,871</b>	<b>\$56,702</b>	<b>2.4%</b>	<b>\$42,981</b>	<b>\$30,845</b>
Falmouth	\$48,191	\$57,422	2.7%	\$37,298	\$30,101
Bourne	\$45,113	\$51,603	1.4%	\$35,212	\$22,574
Sandwich	\$61,250	\$66,553	3.2%	\$41,136	\$27,713
Barnstable	\$46,811	\$54,026	3.5%	\$38,980	\$27,438
Yarmouth	\$39,808	\$48,148	1.0%	\$38,227	\$27,182

**Source:** US Census, Summary File 3, DP 3

Only 12% of year round residents are earning an income of over \$100,000 a year. Mashpee is both a middle-class working community and summer retreat area and its state rankings in median family and household incomes are indicative that although there may be a number of affluent residents in town, particularly summer residents, the majority of year round residents are of the middle-class profile. It is important to note that not everyone in Mashpee is enjoying middle class status. For example, while married couple families actually have a higher median family income than the overall median, single parent households, particularly female head of households, are struggling in Mashpee (see Table 8).

**Table 8: Family Income by Type of Household**

	Median Family Income	Married Couples	With Children Under 18	
			Male Head of Household	Female Head of Household
Massachusetts	\$61,664	\$74,589	\$34,532	\$22,138
<b>Mashpee</b>	<b>\$56,702</b>	<b>\$64,205</b>	<b>\$46,042</b>	<b>\$24,583</b>
Falmouth	\$57,422	\$65,911	\$28,304	\$28,053
Bourne	\$51,603	\$65,000	\$42,794	\$17,738
Sandwich	\$66,553	\$70,809	\$54,539	\$37,831
Barnstable	\$54,026	\$70,426	\$33,173	\$20,528
Yarmouth	\$48,148	\$54,159	\$30,417	\$18,148

**Source:** US Census, Summary File 3

## HOUSING CHARACTERISTICS

There is more variety in the type of housing available in Mashpee than other Cape Cod towns, but there is still a need

**Table 9: Housing Unit Statistics**

	1980	1990	2000	% Change 1990-2000
# of Housing Units	3,582	7,002	8,325	18.9%
# Year-Round Units	1,756	3,787	5,548	46.5%
# Seasonal/Occasional	1,989	3,212	2,777	-13.5%

**Source:** US Census, Summary File 1

for additional housing choice. In Mashpee, it is difficult for a person to find an affordable rental for one or two people and someone wishing to downsize from a large home to a smaller one may have a difficult time doing so. One factor that contributes to Mashpee's tight and expensive housing market is the seasonal population that swelled to nearly 30,000 people in 2003. Again, Mashpee in 2000 had a total of 8,325 housing units that consisted of mostly single-family homes and a smaller number of condos and apartments. Mobile homes made up a small percentage of the housing stock as well. Since 1980, the number of units has increased and the number of seasonal units decreased between 1990-2000. This is evidence of owners turning their seasonal homes into year-round housing units and then either moving or retiring to Mashpee permanently. Such a transition is seen not only in new housing unit production, but also in population and number of school children. Of total housing units, 43% are three bedroom units and 34% are two bedroom units. The number of studios, one-bedroom units and five or more bedroom units combined make up less than 10% of the housing stock.

### Renter and Owner Occupied Housing and Housing Cost

Of the 8,325 housing units in Mashpee, 5,256 are occupied year round, 83.4% by owners and only 16.6% by renters.<sup>3</sup> In 2004, Mashpee Assessor's Office records indicate that there are 6,629 year round dwelling units<sup>4</sup>. Mashpee has the second lowest percentage of renter occupied housing units when compared to adjacent towns (Sandwich has 12% of its housing stock occupied by renters). Of the rental units being occupied in Mashpee, the majority are single unit detached structures, for example a single-family home (see Table 10). A number of rentals in multi-unit buildings do exist as well, but they comprise less than 30% of the available rental units. For a family or household of limited income, particularly with children, renting a single family home can be burdensome. Families with children often need living spaces with multiple bedrooms, which a single-family home might offer, but they in turn may be living outside of their income means.

**Table 10: Type of Housing Rented**

	Renter Occupied	1-Unit Detached	1-Unit Attached	2 Unit	3-4 Unit	5-9 Unit	10-19 Unit	20-49 Unit	50 or more	Mobile
Falmouth	3,111	56.6%	3.7%	9.3%	9.4%	5.0%	3.4%	3.7%	8.9%	0.0%
Bourne	2,118	43.2%	6.0%	11.7%	15.7%	17.1%	1.7%	3.0%	0.3%	1.0%
Sandwich	880	68.0%	2.8%	8.2%	4.7%	1.5%	1.6%	11.0%	2.3%	0.0%
Barnstable	4,683	47.3%	4.6%	8.1%	9.9%	8.8%	6.7%	5.1%	9.4%	0.2%
Yarmouth	2,803	40.2%	9.3%	23.2%	4.6%	7.7%	3.2%	2.6%	9.1%	0.0%
<b>Mashpee</b>	<b>874</b>	<b>55.9%</b>	<b>5.6%</b>	<b>4.0%</b>	<b>12.4%</b>	<b>14.0%</b>	<b>1.6%</b>	<b>3.3%</b>	<b>0.7%</b>	<b>2.5%</b>

Source: US Census 2000, Summary File 3

Almost 80% of Mashpee's rental housing stock was built between 1970-2000. Mashpee has been experiencing more growth in the last 20-30 years than the rest of Cape Cod has experienced during the same timeframe. Rental housing in Mashpee for the most part, because it is fairly new, should be in decent condition as living space. Two trailer parks exist in Mashpee, Lakeside Estates (99 sites) and Otis Trailer Park (94 sites). They offer a more

<sup>3</sup> US Census 2000, Summary File 3

<sup>4</sup> Mashpee Assessor's Office, December 2004

affordable housing option for some residents and according to US Census 2000, have a median value of \$25,700.

The income of renters in Mashpee varies, with the majority making \$75,000 or less annually. The percentage of renters who have incomes of less than \$35,000 per year (47%) is one indicator that there may be an affordability gap. A one bedroom unit in Mashpee ranges in cost from \$800-\$950, a two bedroom unit between \$1,000-\$1,400 and a three bedroom unit normally costs well over \$1,800 monthly.<sup>5</sup> Over 40% of renters living in Mashpee are paying 30% or more of their income for gross monthly rent (US Census 2000). In addition to the affordability issue that renters face, there is the rental unit availability issue. Only 5% of vacant units in Mashpee are available for rent.<sup>6</sup> Less than 2% are available for sale, with over 90% of vacant units used for seasonal, recreational or occasional uses (i.e. summer homes).

The majority of housing units in Mashpee are owner occupied (83%). Approximately 30% of owner occupied housing unit residents pay 30% or more of their income for their monthly owner costs (US Census 2000). For residents who have no mortgage, only 9% pay 30% or more of their income for monthly owner costs. In 2003, the median single-family home price in Mashpee was \$315,000 and the median condo sale price was \$278,400. These are both significant increases since the year 2000 when the median sale prices were \$205,000 and \$182,500 respectively. In 1999, the price for a single-family home was even lower at a median sale of \$144,000. Five years ago in Mashpee, home ownership was an option for many residents. Today, as prices and values increase, some residents are forced to look at other housing options so that they can stay in the community.

A mix of age ranges make up the owner occupied housing population in Mashpee while the majority of renters are in the 25-44-age range according to Census 2000 (see Table 11). It seems that there has been an increase in the last decade of owners in the 45-54 age group and 65-74 age group while renters who are 55-64 have also dramatically increased. The change in the number of people who are buying homes and renting could be partly attributable to the population and housing unit increases. It also gives some insight to what the rental and ownership needs are of certain age groups. For example, an increase in rentals by some of the older age groups could be indicative of the desire to downsize. A decrease in the number of 15-24 year olds who bought or owned homes in the 1990s is evidence of both a population decrease and their ability to maintain the appropriate affordability level for property ownership.

**Table 11: Age of Householder by Tenure**

	1990	2000	% Change 1990-2000
<b>Owner occupied:</b>	2,279	4,382	92.3%
15 to 24 years	72	10	-86.1%
25 to 34 years	449	484	7.8%
35 to 44 years	562	968	72.2%
45 to 54 years	201	824	310.0%
55 to 64 years	373	713	91.2%
65 to 74 years	318	806	153.5%
75 years and over	304	577	89.8%
<b>Renter occupied:</b>	879	874	-0.6%
15 to 24 years	99	40	-59.6%
25 to 34 years	278	221	-20.5%
35 to 44 years	227	273	20.3%
45 to 54 years	127	122	-3.9%
55 to 64 years	18	69	283.3%
65 to 74 years	64	99	54.7%
75 years and over	66	50	-24.2%

**Source:** US Census 1990 & 2000, Summary File 3

<sup>5</sup> Affordable Housing Committee to Mary M. Coolidge, 6 April 2004

<sup>6</sup> *Ibid.*

## Subsidized Housing

Mashpee has several subsidized housing developments that are administered and managed by the Mashpee Housing Authority. They are Homeyer Village (24 units) and Breezy Acres (6 units). Homeyer Village is owned by the Housing Authority and 21 elderly tenants (62+) and three disabled people live there. Residents pay 30% of their income for rent, which includes basic utilities. The Housing Authority also owns Breezy Acres and residents there pay 30% of their income for rent, but utilities are not included. Both developments have lengthy waiting lists: 29 people for Homeyer Village and 112 people for Breezy Acres.<sup>7</sup> It is expected that both waiting lists would be much longer, except that when people are told that the wait time for either of these developments is between 5 and 10 years, they withdraw their application for assistance. Both Homeyer Village and Breezy Acres are in good condition.

Other rental subsidy programs benefit renters in Mashpee housed in what is referred to as “scattered-site” housing. In these cases, the tenant pays up to 30% of their income to a landlord for rent, and if the rent exceeds 30% of the person’s income, the Housing Authority pays the difference. Funding comes under the Massachusetts Rental Voucher Program, the Alternative Housing Voucher Program or the Section 8 Program. It is difficult to get an accurate number of how many people participate in the program at any given time due to fluctuations in funding and use of the vouchers. Within the Massachusetts Rental Voucher Program, 38 units are set aside at Mashpee Village for people on the waiting list who are in need of housing. This waiting list is extensive for units ranging from one to four bedrooms.

Mashpee Village includes fourteen 2-story walk-up apartment buildings containing 110 units and 35 single-family homes constructed in 1975. By 1994, the units began to deteriorate. Residents at Mashpee Village are living with many safety issues and security concerns including unsecured doorways and windows, broken door buzzers, poor construction of window and door frames, mold issues, unsafe lighting and unresolved flood damage. There are also drug issues at the development with people dealing and using illegal substances. The exterior of the property is rundown with overflowing dumpsters and broken fences. Many units are in need of new paint, the appliances need to be repaired, and safety issues need to be addressed. Major renovations are needed at this property both inside and outside to re-establish decent living conditions.<sup>8</sup> The last rehabilitation of Mashpee Village was done during 1994-1995, almost a decade ago.<sup>9</sup>

A total of 198 “40B” units can be counted in Mashpee and applied to its 40B inventory. According to January 2005 Department of Housing and Community

**Table 12: Subsidized Housing**

	Year Round		% Subsidized
	Units - 2000	40B Units	Year Round Base
Mashpee	5,578	198	3.50%
Falmouth	14,440	757	5.20%
Bourne	7,787	521	6.70%
Sandwich	7,574	260	3.40%
Barnstable	20,266	1,268	6.50%
Yarmouth	12,056	332	2.80%
<b>Source:</b> Massachusetts DHCD			

<sup>7</sup> Leila Botsford, Mashpee Housing Authority, March 2004.

<sup>8</sup> Alice Lopez, Mashpee Affordable Housing Committee, Winter 2004.

<sup>9</sup> Marty Fields, Mashpee Village, October 2004.

Development data, this represents 3.5% of the year round base. The statewide goal is to be able to consider 10% of a town's housing units as "affordable." Mashpee is staying on pace with other surrounding Cape Cod towns in this effort (see Table 12).

## INFRASTRUCTURE

### Water and Sewer

In 1961, a development in Mashpee called New Seabury had the first public water system in the town (managed by Highwood, a private company) servicing approximately the 1,500 residents. More than twenty years later, in 1987, the Town of Mashpee voted as a community to establish a water district for the entire town that today services 75-80% of Mashpee's residences and businesses. The remainder of residents not on public water use private well systems. Five gravel packed wells are channeled into one distribution system that delivers the water into households and businesses. One of the challenges faced by the water district is the increase in population and residential and commercial development. In 2003, the Town of Mashpee used approximately 453 million gallons of water. Usage has increased approximately 15-17% annually and it has been difficult to keep up with the demand for water.<sup>10</sup>

The Town of Mashpee is working on formulating a facilities plan that would include ideas and actions for developing a public sewer system. Currently Mashpee has seven private sewer/wastewater treatment plants and one public system that services Mashpee High School. All other wastewater disposal is through private septic systems, which number around 7,000 total.<sup>11</sup> The numerous septic systems actually create a major environmental problem in that there is severe nitrogen loading into Waquoit and Popponesset Bays. Mashpee is under pressure to get this pollution under control before there is further harm to the sensitive ecological resources in the town.

### Roadways

The 1998 Mashpee Comprehensive Plan is the best source of information regarding roadway capacity deficiencies, which are addressed in Section 6. The Plan compared two scenarios – High Current Buildout and Proposed Buildout – in projecting what roadways may reach or exceed capacity based on existing travel volumes and anticipated new development (through 2004). At the time, existing capacity problems during the summer PM peak hour occurred on the section of Route 28 east of the rotary, but were expected to include all of Route 28, Route 151, Great Neck Road North, and Route 130 north of Great Neck Road North by 2004<sup>12</sup>.

Since the High Current Buildout scenario was more likely to capture the level of development anticipated through 2005, this was used to identify additional roadways where capacity issues may impact future housing development. Thus, additional roadway deficiencies are expected along the remainder of Route 130, Great Neck road South, Job's

---

<sup>10</sup> D. Rich, Mashpee Water District to Mary M. Coolidge, McGregor & Associates 20 May 2004.

<sup>11</sup> Tom Fudala, Mashpee Town Planner to Mary M. Coolidge, McGregor & Associates, 19 May 2004.

<sup>12</sup> 1998 Mashpee Comprehensive Plan, page 6-1

Fishing Road, red Brook Road, and Rock Landing Road. This covers most of the arterial roadways in Mashpee<sup>13</sup>.

Intersection capacity and safety deficiencies are noted along many of the Town's arterial road system, with many intersections at level-of-service E or F (failing), which is consistent with the roadway capacity findings mentioned above. Thus, the major intersections with significant problems will include Routes 28, 151, 130, and Great Neck Road North<sup>14</sup>.

## **Schools**

Initially, the 1998 Mashpee Comprehensive Plan indicated that buildout conditions could result in capacity issues in the Mashpee school system. However, those enrollment projections did not materialize and as a result, it is not thought the schools will be a limiting factor in terms of future housing development.

## **AFFORDABLE HOUSING NEEDS**

There are a significant number of housing needs in Mashpee in addition to cost burden, some of which were identified in the 1995 *Affordable Housing Needs and Development Study* by Herr and James. At the time of the study nine years ago, some major issues were: the utility cost burden, cost burden specifically for elderly homeowners, high demand for small units and overcrowding. What is most startling is that the median single-family home sales price in 1995 (the time of the Herr and James study) was \$99,950 and as of February 2004, that price had risen to \$330,500. Condos in 1995 were \$94,000 and to date, their median sales price has risen to \$274,900. People who could not afford to live in Mashpee in 1995 most likely cannot afford to live there now either.

In addition to these issues identified in 1995, as well as the sharp rise in housing prices, there are additional factors that exacerbate the housing problems faced by the Town. Some of the housing needs are evidenced by:

- The increase in elderly residents and the school age population,
- The number of grandparents who live with their grandchildren and are also their primary caretaker (48 out of 142, or 33%),
- The veterans and disabled residents of Mashpee that need assistance,
- Housing choice offered,
- *Affordable* housing choice offered, and
- The lack of smaller units and the ability to downsize yet remain in town.

## **The Need for Rental Housing**

Mashpee needs to create opportunities to offer additional affordable rental housing within the community. According to the Massachusetts Housing Partnership, there are fourteen typical indicators that demonstrate that a community is experiencing a rental housing need,

---

<sup>13</sup> *Ibid.*

<sup>14</sup> *Ibid.* page 6-12



of which Mashpee clearly meets eight. Homelessness and vacancy rates, two additional criteria, are more difficult to monitor but Mashpee still attains a level of need in those categories. The eight obvious areas that help highlight the community's need for rental housing are:

- *A vacancy rate below 5% or limited rental availability* – Census 2000 calculated Mashpee's rental vacancy four years ago to be 5%. This may have changed slightly in recent years, but any percentage near five percent is considered low.
- *A closed waiting list or a long waiting period for subsidized rental housing* – As mentioned earlier, there is an extremely long waiting list of 5-10 years for subsidized housing in Mashpee. Often people are frustrated when told the wait time, and they opt not to be added to the waiting list.
- *Little or no multi-family housing production in the last decade* – The majority of Mashpee's housing stock has been built in the past thirty years. Only about 13% of it has been for housing between 2-4 and 5+ unit developments.
- *Rental housing that constitutes less than 30% of the housing stock* – Of the total number of occupied housing units, only 16% are renter occupied.
- *More than 30% of renters pay more than 30% of their income for rent<sup>15</sup>* – Over 40% of renters in Mashpee are paying more than 30% of their income for rent.
- *More than 15% of renters pay more than 50% of their income for rent<sup>16</sup>* – Almost 19% of renters in Mashpee are paying more than 50% of their income for rent.
- *More than 20% of renters are living in single family homes* – 60% of renters in Mashpee are living in single family homes, and of that total, 23% of them are paying 30% or more of their income for rent.
- *Higher paying jobs and higher rent* – Mashpee as a community has much higher rent levels as compared to the average wage for local jobs. Local workers are less able to afford to live in the community, a problem that is exacerbated by seasonal vacation rentals that force some residents from their homes during the summer months.

Affordable rental housing for members of the Mashpee community is critical for people who wish to live and work there year-round, for elderly residents who want to downsize and/or are on a limited income, for young adults who want to stay in Mashpee, and to keep up a high level of service for the summer population. The issue of seasonal housing, (finding places to live for seasonal employees that does not result in the displacement of year-round residents for vacation rentals), exacerbates this problem.

### **The Need for Affordable Home Ownership**

According to a study completed in 2001 by Citizens Housing and Planning Association (CHAPA), an existing family or household earning the median income would not be able to purchase the median priced house in their hometown in any of the Cape and Island communities. Two years later, due to the additional dramatic increase in median home sales price and the relatively small increase in salaries, this still proves true for Mashpee. Clearly there is a gap between household income and the cost of home ownership. In order for someone to purchase a single family home or condo in the Town of Mashpee at the median

---

<sup>15</sup> US Census 2000

<sup>16</sup> *Ibid.*

sales prices for 2003 (\$315,000 for a single family home and \$278,400 for a condo) they would need an annual income of \$84,880 and \$76,400 respectively. People who currently make the median household income of \$50,871 can only afford a home or condo valued at approximately \$168,000 (see *Appendix A – Spreadsheet 1 – Town of Mashpee Affordability Analysis, March 2004*).

Due to the fact that people who live or wish to live in Mashpee have a difficult time affording even rental costs, transitioning to the higher cost of homeownership is burdensome. Paying a down payment, closing costs and realtor fees can add up to thousands before the house is purchased.

## CHALLENGES

Cape Cod's beautiful shoreline, unique scenery and other coastal resources make it a desirable place to live. Mashpee, like other Cape Cod towns, has developed at an extremely fast pace and as this continues, the deterioration of the natural resources that make Mashpee and Cape Cod so special can disappear. Mashpee has made a dramatic effort towards conserving and protecting these critical natural resources and significant tracts of land as open space. Statistics regarding the incomes, size of households, age range of the population, and the number of renters versus homeowners are important to analyze in order to determine Mashpee's housing needs. In order for the Town to achieve its affordable housing and housing choice goals, there are some significant impediments that must be overcome. They include:

**Income** – Simply put, median household income has not and will not rise at a rate commensurate with the inflation of either apartment rental costs or home ownership sales prices. This gap is even more severe than during the time period evaluated by Herr and James.

**Chapter 40B** – Chapter 40B was designed to address the presumed lack of affordable housing in the Commonwealth of Massachusetts. If less than 10% of a community's housing stock does not meet the 40B criteria for being counted as affordable housing units, developers may submit an application to the Zoning Board of Appeals for a comprehensive permit. The 40B criteria include:

- The units must be part of a subsidized development built or operated by a public agency, limited dividend organization, or non-profit;
- Developers must provide at least 25% of the total dwelling units that meet the above criteria to lower income households who earn no more than 80% of the area median income;
- The development must be subject to regulatory and monitoring agreements to ensure that affordability guidelines are met; and
- Owners must meet affirmative marketing requirements.<sup>17</sup>

---

<sup>17</sup> Massachusetts Housing Partnership Frequently Asked Questions, prepared by the Citizens Housing and Planning Association, updated 2003.



Chapter 40B allows developers to seek waivers that can override local zoning and other development-related regulations. The Town of Mashpee most recently had 3.5% of its housing stock designated as affordable according to Chapter 40B requirements. To date, Mashpee has nine Chapter 40B proposals before them at various stages in the permitting process. If all are approved as proposed, assuming the minimum 25% affordable unit component to these projects, the percentage of 40B units could potentially increase to over 10%, depending upon the total number of housing units throughout the Town (see the Planned Production section of this Plan). Note that this estimate is based on what has been proposed. If the projects are ultimately approved, the number of units can change as a result of final decisions from the Zoning Board of Appeals.

**Tourism and Seasonal Rentals** – Given the intensive pressures of the tourism season on Cape Cod, the housing market is impacted in several ways. First, many year-round residents are forced to relocate from their units during the high tourism season so that the units can be rented at high cost to vacationers on a weekly basis. This relieves the already low vacancy rate, especially for renters, since many of those in need of affordable housing must look elsewhere. Second, the demand for seasonal rentals shrinks the number of units available for year-round residents, regardless of whether or not they are in need of affordable housing. Although there are a number of vacation or seasonal units in Mashpee, many homeowners rent to vacationers during the tourism season and to year-round residents for the other nine to ten months of the year. Third, since this is an issue that affects Cape Cod as a whole, many residents must leave Cape Cod, which burdens the Southeast region of Massachusetts. Finally, there is a strong demand for seasonal housing for employees at local businesses that rely on tourism, yet such housing is in short supply.

**Historical Context** – Mashpee and the surrounding Cape Cod communities are rich in history and culture. There are many parts of the community that have historical significance to the people that live there, particularly those in the Wampanoag community. Often times there is opposition for the development of land that has significance either historically or culturally to different groups in Mashpee.

**Infrastructure** – The ability to provide necessary services for new residents can be a limiting factor with respect to future housing development. This is discussed in detail in a separate section above.

**Zoning Issues** – Two-family and multi-family dwellings are allowed only by special permit under the Open Space Incentive Development By-Law (OSID - §174-46) and Commercial Center By-Law (§174-45). In the residential zoning districts, the lot size requirements are 40,000 and 80,000 square feet. Accessory apartments are allowed only by special permit and mixed-use is only allowed by special permit. There is no provision for a density bonus outside of OSID. It would be hard under the existing zoning to produce any low or moderate income housing units.

**Land** – There is a limited amount of developable land available in Mashpee. According to the EOEa buildout study completed in 1999, Mashpee has approximately 2,800 developable acres. Environmental constraints such as nitrogen loading impede development in areas where housing could otherwise be appropriate. Additional land may be constrained

somewhat for future housing development if it lies within the Groundwater and River Protection Districts or the Waquoit Bay Area of Critical Environmental Concern.

**Mashpee Land Bank-** The property acquired by the land bank in Mashpee has made the value of land go up as has the rezoning and overdevelopment during the last twenty years. Five hundred and twenty six (526) acres have been purchased for the land bank.

**Financial Resources** – There is very little local, state, or federal money available for the Town of Mashpee to use to initiate housing projects on its own. Partnerships and background support both financially and administratively might be a possibility, but with great limitations. Recently, projects have been initiated by Habitat for Humanity and other organizations with assistance from the Town.

**Local Capacity** – The local Housing Authority in Mashpee has the capacity to own and manage housing for low and moderate-income families and individuals.

## **OPPORTUNITIES**

Some ideas that were highlighted in the 1998 Comprehensive Plan for Mashpee regarding the use of the existing housing stock are still valid and worth pursuing today. Facilitating the purchase of existing housing, rehabilitating existing housing and purchasing existing units for affordable rentals are all opportunities that exist for Mashpee to capitalize on.

The Town of Mashpee has town owned land available that would be appropriate for the development of single family and multi family affordable housing units and there are some privately owned sites that might be worth an additional investigation as well.

**“Qualify” Group Homes for the 40B Inventory** – Currently Mashpee has a group home whose units do “not count” under the Chapter 40B inventory. In order to officially count these units, they must be income restricted, the tenants need to be selected through an affirmative marketing initiative, and when turnover occurs, the spot vacancy must be advertised and then all applicants are entered into a lottery. The community would have to work with the Department of Housing and Community Development in order to complete this transfer of units to the 40B inventory.

**Town Owned Land** – Another opportunity the Town has to create additional affordable units is to develop on Town-owned land. The Town has conducted a preliminary inventory of Town-owned land to determine which ones may be appropriate for housing purposes. Some parcels may require detailed title research to confirm ownership before buildability can be determined.

**Increase Housing Options in Already Developed Areas** – Certain areas in Mashpee are already developed with either residential or commercial uses, but have potential for additional growth for housing. It will be important to plan for the increased density by

properly mitigating potential environmental and infrastructure impacts. Potential areas to consider are:

- Mashpee Commons
- The area near Town Hall
- Expansion of Breezy Acres (the area near the High School)

Some development has already been proposed in some of these areas and is currently under consideration by applicable town boards.

**Workforce Housing Development** – There are numerous benefits for communities who work with local employers to provide affordable housing for their workers. This is particularly true for communities such as Mashpee where there is a significant seasonal tourism economy. Often times, workers commute to towns that they cannot afford to live in from other areas, which contributes to traffic, pollution and degradation of quality of life. Three major benefits exist for employers who choose to collaborate on ways to help their employees live in the community either through increasing their wages or helping them find housing:

- The employer experiences the benefit of a more stable workforce when employees live nearby;
- The employee enjoys having extra time for family and community life due to the elimination of long commutes and traffic, and
- The community benefits from increased investment and reduced congestion.

In order to increase workforce housing in Mashpee, the town and volunteer committees including the Affordable Housing Committee must continue to educate residents and employers. The issue must also be put at the forefront of legislative and regulatory agendas of local representatives and town employees. Continuing to communicate about workforce housing development and collaborating with other Cape Cod communities will be the basis for success.

**Potential Sites for Housing** – The Town has identified a number of opportunities for potential housing sites that includes municipally owned land, Pending or anticipated 40B projects, tax takings, and privately owned parcels. The tables on the next several pages are an inventory of these sites and the maps following illustrate their locations.

## POTENTIAL SITE INVENTORY

Inventory of Potential Sites for Affordable Housing in Mashpee				
Size	Zone	Map/ Parcel	Address	Notes
<b>Municipally Owned – Scattered Housing Sites</b>				
10,000 sq ft (#14)	R5	69/6	68 Strawberry Avenue	Potential for a single or two family residence – would need construction of a road
3.8 acres (#20)	R5	60/2	209 Old Barnstable Road (near Old Barnstable, Lowell & Great Hay Roads)	Maybe use for Housing (multifamily) or Open Space
53.3	R5	61/3	380 Ashers Path East	Adjacent to landfill– room for housing off of Carleton w/ buffer. Potential site for WWTP/discharge site.
<b>Municipally Owned – For Larger or Multi-Family Development</b>				
6.2 acres and 30 acres of the 60 acres parcel to the East (#1)	R5	72/100  79/17 p/o	570 Old Barnstable Road  572 Bates Road	Land south of the Mashpee High School, includes the existing duplexes at Breezy Acres
Several Lots (#3)			South side of Route 28	See Tax taking list for description of these lots
20+ acres (#13)	R3	62/67	51 Mashpee Neck Road (with frontage on Route 28)	The frontage on 28 portion is currently leased by the VFW – if they default on their lease, may be used for housing. Southwest portion a possibility. Zone II
11.59 acres (#16)	I1	81/21	736 Falmouth Road	This lot has been split, East portion to Brain Center for Inn; West portion likely for Economic Development, maybe some mixed-use is possible.
35.9 acres (#18)	R3	104/2	101 Red Brook Road	Known as the Keeter parcel, within the MNWR. Identified for a South Mashpee Fire Sub-Station and ballfields. Some housing possible. Potential site for WWTP discharge site.
<b>NOTE: Numbers in size column correspond to listing on the 1998 Mashpee Comprehensive Plan.</b>				

<b>Inventory of Potential Sites for Affordable Housing in Mashpee</b>					
<b>Size</b>	<b>Units</b>	<b>Proposed Affordable</b>	<b>Map/ Parcel</b>	<b>Address/Project Name</b>	<b>Notes</b>
<b>Chapter 40B Sites</b>					
48 acres	120	30	19/10	588 Main Street/Giatrelis	Trying for 120 apartments and industrial uses as well
86.7 acres	200-400	25% of total	9/1	759 Main Street/ St. Vincents Home Corporation	In design process
4.2 acres	11	4-5	36/30	30 Meetinghouse Road/Meetinghouse Hill	Under construction
6.29 acres	24	5	36/47, 47A-47F	334 Main Street/Main Street Village	Approved
60 acres	412	103	74/20, 74/34 73-10	38/150 Nathan Ellis Highway & 15 Jobs Fishing Road	Mashpee Commons
6.34 acres	56	56	62/244	1 Carleton Drive/Mashpee Housing Authority	Waiting for a grant for Senior apartments
2.44 acres	4	4	93/9	966 Falmouth Road/May Institute	FDIC, waiting on a title
.40 acres	2	2	62/28-29	230 Falmouth Road & 7 Baltic Avenue/Mashpee Affordable Housing Trust	Duplex soon to be under construction

<b>Inventory of Potential Sites for Affordable Housing in Mashpee</b>				
<b>Acres</b>	<b>Zone</b>	<b>Map/ Parcel</b>	<b>Address</b>	<b>Notes</b>
<b>Tax Takings</b>				
.29	R5	16/36	562 Cotuit Road	Vacant lot: for Habitat for Humanity or similar non-profit
.34	R5	21/38	77 Fox Hill Road	Use for open space as part of aggregate agreement for 67 Fox Hill Road
.29	R5	21/40	67 Fox Hill Road	Good for Habitat or other non-profit based housing trust
.26	R5	28/109	19 Lakewood Drive	Good for Habitat or other non-profit based housing trust
.32	R5	29/42	44 Timberlane Drive	Concern about slope – possibly for housing
.29	R5	29/43	38 Timberlane Drive	Concern about slope – possibly for housing
.17	R5	44/4	59 Quashnet Road	Lot with abandoned house – may be suitable for Habitat
.22	R5	44/10	13 Quashnet Road	Small lot, road frontage – may be suitable for Habitat
.28	R5	48/28	15 Tri-Town Circle	Wetland? Worth looking into

Inventory of Potential Sites for Affordable Housing in Mashpee				
Acres	Zone	Map/ Parcel	Address	Notes
.12	R5	62/11	47 Arabic Avenue	Unbuildable? Worth looking into, combine with 45 Arabic?
.13	R5	62/12	45 Arabic Avenue	Combined with 47 Arabic has potential for Habitat
.34	R5	62/16	15 Arabic Avenue	Suitable for housing, will require a road extension
.12	R5	62/143	10 Arabic Avenue	Unbuildable as is – combine with 14 Arabic?
.12	R5	62/21	14 Arabic Avenue	Combined with 10 Arabic, may have potential for Habitat – road needed
.23	R5	62/22	16 Arabic Avenue	Potential for housing, separate or combined with 10 & 14 Arabic – road needed
.23	R5	62/54	9 Delphic Avenue	In Zone II, road construction needed, maybe combine with 8 Cretic
.40	R5	62/125	15 Baltic Avenue	Potential for Habitat, lot beyond Housing Trust duplex lot
.12	R5	62/36A	25 Arctic Avenue	Unbuildable as is – use in aggregation agreement?
.23	R5	62/40	8 Cretic Avenue	In Zone II, road construction – part of aggregation, abuts 9 Delphic
.12	R5	62/43	14 Cretic Avenue	In Zone II, unbuildable – aggregation agreement?
.23	R5	62/51	21 Delphic Avenue	In Zone II, road construction – aggregation agreement?
.45	R5	69/18	108 Orchard Road	Potential for Habitat or other non-profit based housing trust
.42	R3	70/39	87 Riverview Avenue	Potential for multi-family housing
.17	R3	70/52	81 Riverview Avenue	Town owns abutting land at 87 Riverview and 6 Forest Street
.09	R3	70/53	6 Forest Street	Town owns abutting land at 81 Riverview
.72	R3	76/67	38 Rainbow Lane	Maybe for WWTP or housing
.18	R3	77/48	10 Cedar Street	Possible for Habitat or auction off and use funds for other housing
.23	R3	77/50	24 Cedar Street	Possible for Habitat or auction off and use funds for other housing
.69	R3	77/51	5 Gina Way	Possible for Habitat or auction off and use funds for other housing
.49	R5	79/32	56 Bog River Bend	Possible for Habitat or auction off and use funds for other housing
.70	R3	83/33A	39 Spinnaker Drive	Possible for Habitat or auction off and use funds for other housing
2.49	R3	93/6	950 Falmouth Road	Abandoned timeshare condo project – maybe use for housing

Inventory of Potential Sites for Affordable Housing in Mashpee				
Acres	Zone	Map/ Parcel	Address	Notes
3.26	R3	93/7	950 Falmouth Road	Abandoned timeshare condo project – maybe use for housing, wetlands?
.23	R5	94/108	100 Polaris Drive	Possible Habitat site or aggregation agreement
.04	R3	114/66	177 Monomoscoy Road	Combine with 173 Monomoscoy Road for Habitat or auction
.12	R3	114/67	173 Monomoscoy Road	Combine with 177 Monomoscoy Road for Habitat or auction
.19	R3	114/73	16 Monomoscoy West Road	Possible for Habitat or auction off to use funds elsewhere
<b>Privately Owned</b>				
24	C3	73/30-31, 46-47 and 66/107	Intersection of Route 151 and Old Barnstable Road	Consists of 5 parcels owned by Shaws grocery. Lot may be set aside as open space for Shaws proposed near Mashpee Rotary, it may be appropriate for work force housing/seasonal housing
38.58	C2 & R5	72/110-113, 116, 118 & 79/71-79	Between Route 151 and Old Barnstable Road and west of the Lakeside Trailer Village	Potential for affordable housing development – site already has well site on it. Maybe for mixed-use village type development. Owned by Trust of person who owns Lakeside Trailer Village.
10.6	R3	61/7A	Route 28 between Orchard Road and the Summerwood Condos	Property is owned by NStar who have power station in the middle. May be worth looking into using at least a portion of the site with appropriate buffers for housing. Potential site for WWTP/discharge site.
4.2	C2 & R5	36/49-50	340 & 342 Main Street	Various parcels in Town Center area around Route 130 and Great Neck Road North. May be a possible good location for employee housing, mixed use, Village style development. Wanted for historic preservation or open space.
3.6	C2 & R5	36/51	348 Main Street	
1.7	R5	36/15, 52	2 Great Neck Road North/352 Main St	
5.2	C2 & R5	36/10	400 Main Street	
6.5	R5	44/56	213 Great Neck Road	Private owner interest in providing 20 affordable housing units if possible – needs assistance
1.79	R5	47/59, 47/10	Plaza del Sol	HAC interested in purchasing for 16-17 apartments
46.8	R5	45/75	Meetinghouse Road – Tribal Council Land	Interested in developing approximately 50 affordable housing units